



GREENWICH
FAIRFIELD



GARDEN RESIDENCES
~ GREEN VILLAGE ~

DISCOVER OUTSTANDING
ONE, TWO AND THREE BEDROOM
LUXURY APARTMENTS IN AN
EXEMPLARY INNER CITY LOCATION.
PERFECTLY CAPTURING THE SPIRIT
OF NEW YORK'S ULTIMATE URBAN
VILLAGE, GREENWICH FAIRFIELD
PUTS YOU JUST MINUTES FROM
MELBOURNE'S SUPERB YARRA RIVER
PARKLAND AND AN ABUNDANCE OF
LOCAL SHOPS, RESTAURANTS AND
FOOD AND WINE SPECIALISTS.



GREENWICH
FAIRFIELD



1

LOCATION

One of Melbourne’s hidden treasures, Fairfield quietly offers an inner city sanctuary that delivers contemporary living of the highest quality. A perfectly balanced mix of terrific lifestyle amenity, utter convenience and tranquil community living. Fairfield invites you into an authentic urban village just 5.5km from the CBD, surrounded by acres of some of the city’s best parkland.

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GREENWICH FAIRFIELD

YARRA BEND
GOLF COURSE
6mins 🚗

MELBOURNE
POLYTECHNIC
4mins 🚗

YARRA RIVER
3mins 🚗

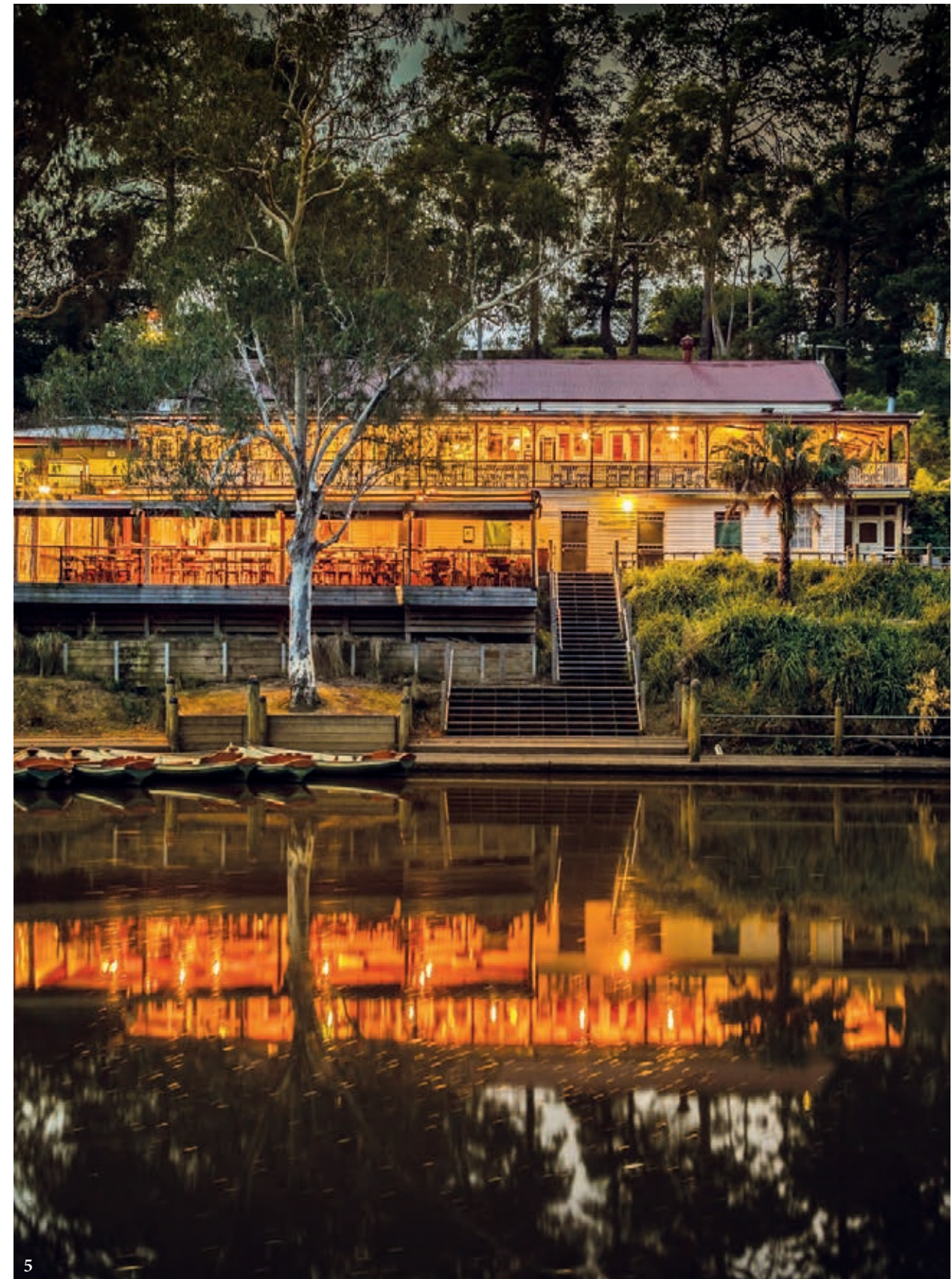
FAIRFIELD
BOATHOUSE
5mins 🚗

MELBOURNE CBD
14mins 🚗

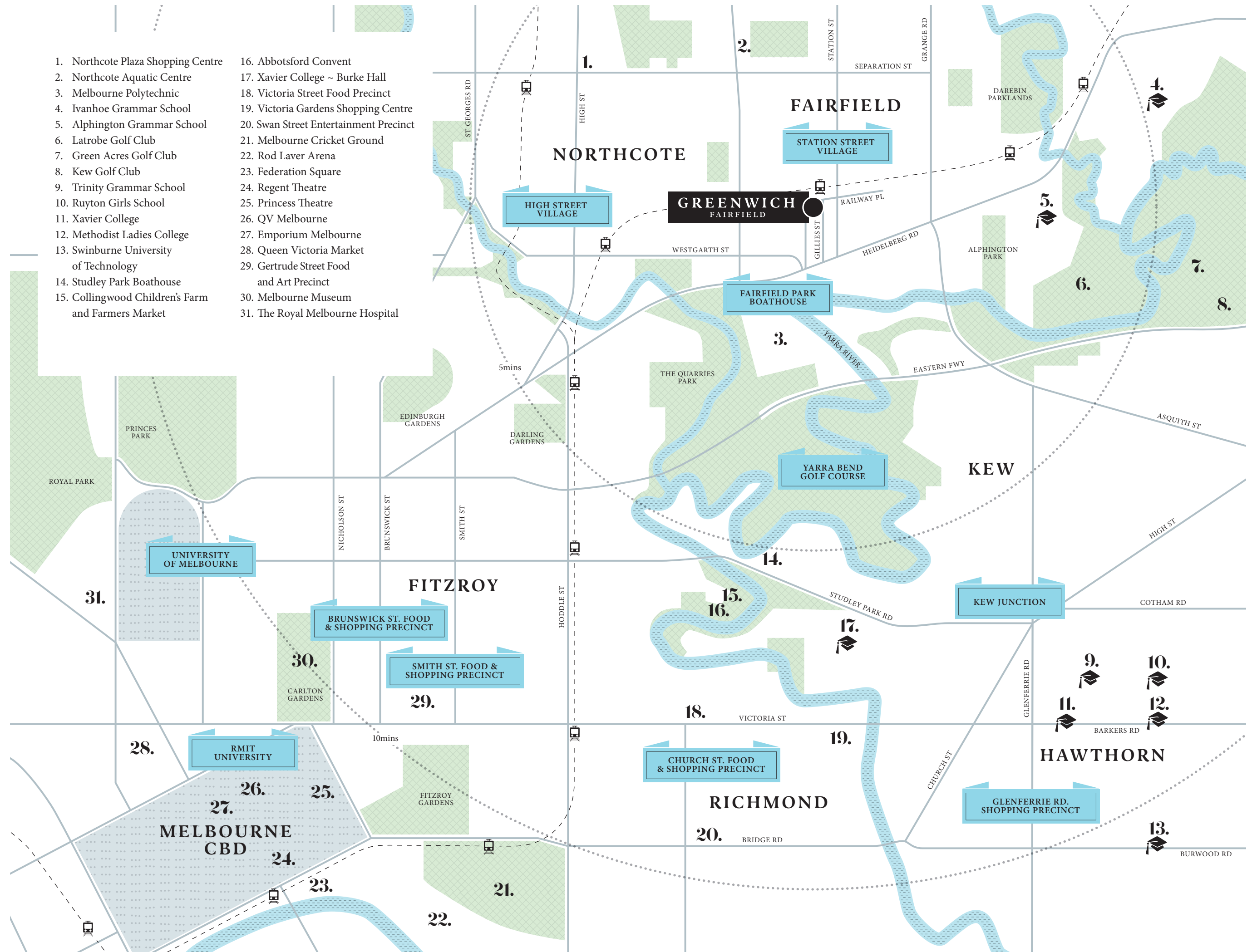
FAIRFIELD STATION &
RAILWAY PLACE VILLAGE
1min 🚶

STATION STREET
VILLAGE
5mins 🚶

From the country town feel of its tree-enveloped railway station to the local neighbourhood charm of the Station Street shopping village, Fairfield embraces you with a genuine community rare in the inner city, brimming with family-owned shops and an easy-going, friendly vibe. Enjoy incredible proximity to the historic Fairfield Park Boathouse on the lush banks of the Yarra River.



1. Interior Base
2. Fifteen Pounds café
3. Yarra River
4. Fairfield Train Station
5. Fairfield Park Boathouse





Experience a unique, traffic-free connection to the CBD via the beautiful sheltered banks of the Yarra. Cycle or walk Melbourne's best off-road path – the Main Yarra Trail takes you all the way to Flinders Street Station and Docklands. On the way, take in any one of hundreds of great spots, including farmers' markets at the Abbotsford Convent and Collingwood Children's Farm.

1. Yarra River
2. Ivanhoe Grammar
3. Abbotsford Convent
4. Melbourne Polytechnic



RESIDENCES

Designed by the award-winning JCB Architecture to echo the organic, urban charm of its New York namesake, Greenwich Fairfield creates a mini local precinct with two independent buildings embracing a verdantly landscaped courtyard. Employing a mix of brick tones and distinct but interconnected architectural elements, the building inhabits the streetscapes with a people-scale, neighbourhood feel.

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Gaze out to spectacular city views, or lushly planted landscapes and decks on the ground and upper levels. Augmented by the privacy

of perforated brickwork screens, enjoy luxury one, two and three bedroom apartment living, with ample car and bicycle parking.



Carefully designed to eliminate borrowed light, Greenwich Fairfield's airy, open-plan interiors make the most of abundant natural sunlight and ventilation. With

well-proportioned, flexible floorplans, each apartment is imbued with a generous sense of space and finished to an exceptional standard.



Experience the very best of contemporary apartment living. Greenwich Fairfield's large one bedroom residences invite you to expand your living space with

superbly integrated balconies and terraces, opening your home to amazing views and a wealth of options for entertaining guests.



With JCB interior design melding perfectly with Greenwich Fairfield's architectural vision, apartments showcase outstanding bespoke kitchen designs, beautifully

proportioned and finished, featuring mirror splashbacks, built-in dining table/island bench, and convenient chef's rangetop shelf.





GREENWICH
GARDENS

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Immerse yourself in the rich,
luxuriant planting of Greenwich
Fairfield's stunning outdoor spaces.
Replete with sheltered nooks and

shady seats, courtyards and walkways
meander beneath timber 'lantern'
structures to create a sense of quiet
privacy and tranquil comfort.



Invite your friends or enjoy a quiet drink with neighbours in green and leafy surroundings, while warming your toes before the outdoor

fireplace. With comfortable built-in seating, it's perfect for relaxing after work, or combining a good book and a glass of red.

3

TEAM AND INVESTMENT

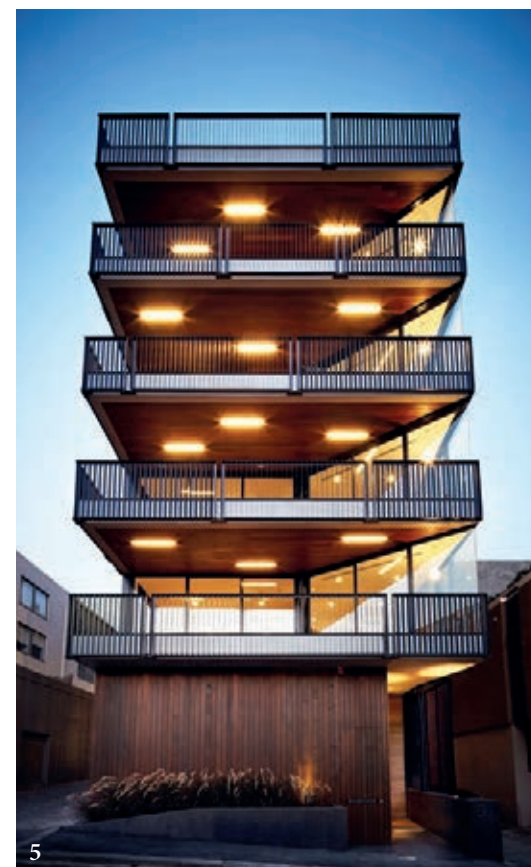
Greenwich Fairfield brings together an exceptional team of industry leaders, headed by the legendary Grocon, with the proven experience and expertise to deliver an outstanding residential product, ideally matched to the market, and primed to deliver superb value to investors.

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1. 85 Spring Street ~ Grocon
2. QV Eight ~ Grocon
3. Mount Alvernia College ~ Lat27

4. Harold Street Residence ~ JCB
5. Agnes St Apartments ~ JCB



TEAM

GROCON

Famously managed by three generations of the Grollo family, Grocon has evolved from Luigi Grollo's one-man concreting business over 60 years ago to become Australia's largest privately owned development, construction and funds management company. With their head office located in Melbourne, and operating out of Sydney, Brisbane and the Gold Coast, the firm has delivered four of Australia's five tallest buildings, including Eureka and the Rialto Towers. Today Grocon specialises in medium and large scale projects, be they commercial office spaces for premium clients, Public Private Partnerships such as the new Victorian Comprehensive Cancer Centre (VCCC) or residential projects QV, Bouverie St. Apartments and Swanston Square in Melbourne, Cove in Sydney and Parklands ~ which is currently under construction on the Gold Coast. Grocon is an industry leader in safety, and a global champion in the field of sustainable design and construction.

JACKSON CLEMENTS BURROWS ARCHITECTS

JCB are a Melbourne based, multi award winning, design focused studio ~ committed to the delivery of exceptional architecture, interior and urban design. Established in 1998 by Tim Jackson, Jon Clements and Graham Burrows. Since then, their shared commitment to the exploration of innovative and environmentally sustainable design principles has not wavered.

LAT27

As a multi-disciplinary design studio, Lat27's goal is to shape inspirational environments of enduring quality. They thrive on collaboration and believe in outcomes that are true to each place and its story.

THREE SIXTY PROPERTY GROUP

Australia's leading full-service, residential development sales and marketing agency, Three Sixty Property Group capitalises on over 30 years experience and is responsible for over 20,000 residential apartment and townhouse sales to date. With a thorough, sophisticated understanding of the sector and its markets, Three Sixty Property Group delivers a comprehensive service unmatched in the industry.

INVESTMENT

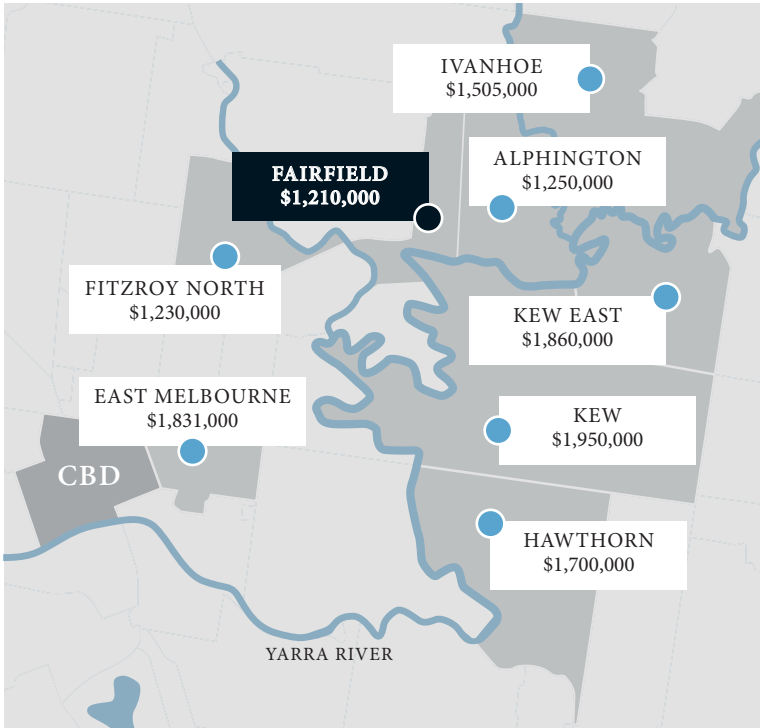
GROWTH

Between 2011 and 2036, the population for the City of Darebin is forecast to increase by 49,200 persons (34.42% growth).

Source: Forecast ID

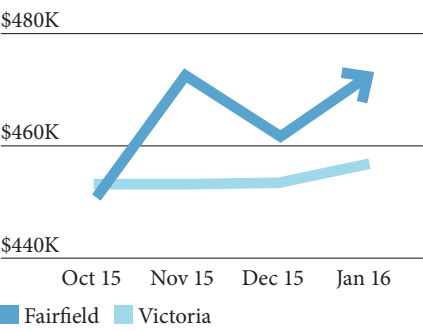
AFFORDABILITY

Fairfield is positioned on the Yarra River along with some the most expensive areas of Melbourne with some of the highest median house prices in Victoria.



Source: realestate.com.au

MEDIAN APARTMENT PRICE



Over the last 12 months apartment values rose 18.8% in Fairfield, showing we are in a strong growth period within Fairfield, which is going through a continued period of gentrification.

Source: propertyvalue.com.au

WALKSCORE

93

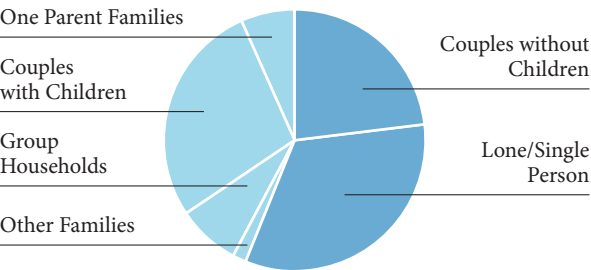
Fairfield is rated the thirteenth best suburb in Melbourne to live in, out of a total of 321 suburbs.

Source: Domain.com.au

HOUSEHOLDS

Couple and single occupant households

A significant proportion (53.8%) of Fairfield's population is either single or a couple ~ the ideal demographic profile for a strong rental market.

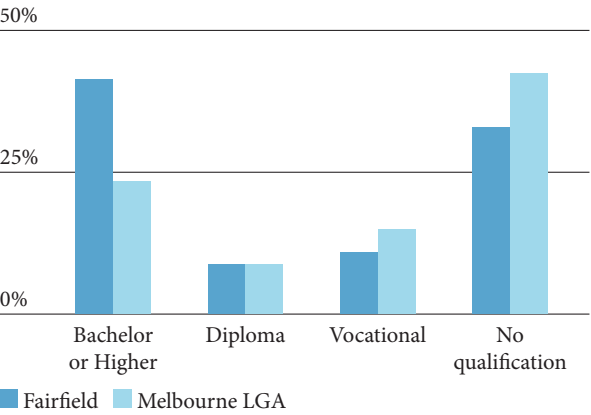


Source: Core Logic; profile.id.com.au

EDUCATION

Increased education attainment relates to higher income renters

A high proportion of Fairfield's population (57.5%) hold a formal qualification.

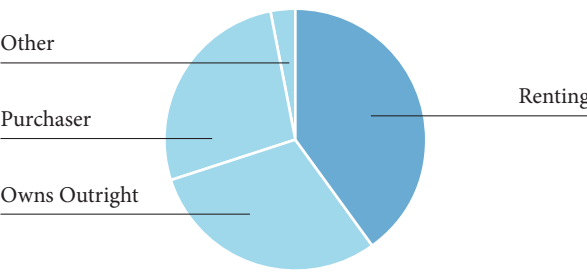


Source: Australian Bureau of Statistics 2011; profile.id.com.au

RENTAL MARKET

High concentration of potential renters

39.1% of residents within Fairfield are renting which suggests strong demand and low vacancy rates for quality apartments.

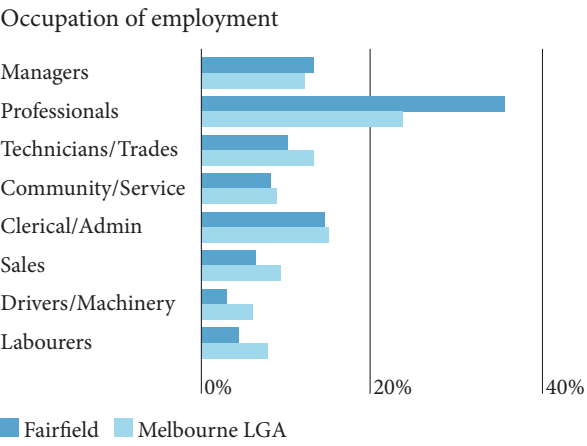


Source: Core Logic

OCCUPATION PROFILE

Professionals make very reliable tenants

Fairfield population figures show a higher proportion (49.6%) of residents working in management or professional roles ~ the perfect demographic profile for investment properties within Fairfield to attract high quality tenants.



Source: Australian Bureau of Statistics; profile.id.com.au

GREENWICH FAIRFIELD

7~9 RAILWAY PLACE
FAIRFIELD VICTORIA 3078

DISPLAY SUITE
44 GILLIES STREET FAIRFIELD

GREENWICHFAIRFIELD.COM.AU



THREE SIXTY°

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